Karen Johnson Davidson County
Batch# 899812 DEEDQC
08/05/2022 02:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220805-0089497

2nd

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Schell Brothers Nashville LLC 20184 Phillips St. Rehoboth Beach, DE 19971	086-00-0-178.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (mth), 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CLAUDINE WILLIAMSON, an individual resident living in the State of Tennessee ("***Grantor***"), by these presents hereby sells, assigns and quitclaims to SCHELL BROTHERS NASHVILLE LLC, a Delaware limited liability company ("***Grantee***"), Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain real property located in Davidson County, Tennessee, being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "***Property***"), together with all rights, interests, easements and hereditaments appurtenant thereto, including, without limitation, all buildings, structures, fixtures and other improvements located on the Property, all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the Property, and all of Grantor's interest in and to any water or mineral rights associated with the Property.

The Property is improved real estate located in Davidson County, Tennessee.

[*Signature Pages to Follow*]

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 5th day of August, 2022.

Notary Public
My Commission
Expires:

DANA B. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/08/2025

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed effective as of August 5, 2022.

GRANTOR:

Claudine Williamson

CLAUDINE WILLIAMSON, an individual resident of the State of Tennessee

STATE OF Tennessee)
)
COUNTY OF Wilson)

Personally appeared before me, Brittany Manis, a Notary Public in and for said County and State, the within named CLAUDINE WILLIAMSON, an individual resident of the State of Tennessee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Wilson County, Tennessee, this 4th day of August, 2022.

Brittany Manis

Notary Public

BRITTANY MANIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires:
8/29/2023

(seal)

EXHIBIT A

PROPERTY DESCRIPTION

Land situated in the 12th Councilmanic District, Davidson County, City of Nashville, Tennessee, being parcel 08600017800 and being more particularly described as follows:

Beginning at an iron rod (new) (being 5.3' from an iron rod old) lying in the easterly margin of Tulip Grove Road (60'R.O.W. PB 7900, PG 642, R.O.D.C.), being the southwesterly corner of Jackson's Grove, Phase 3, of record in Plat Book 9700, Page 888, R.O.D.C. and being the northwesterly corner of the hereon described tract;

Thence, along the southerly and easterly lines of said plat entitled Jackson's Grove the next three (3) calls:
Thence, N 79°27'29" E, a distance of 612.49'to an iron rod (old);
Thence, N 89°19'11" E, a distance of 459.91'to an iron rod (old);
Thence, N 09°29'41" E, a distance of 131.16' to an iron rod (old);

Thence, along the southerly line of the plat entitled Revised Plat For Monticello of record in Instrument 20060417-0043313, R.O.D.C. S 82°29'28" E, a distance of 965.23'to an iron rod (old);

Thence, along the westerly lines of plat entitled Section 1A, Chesney Glen of record in Plat Book 9700, Page 288, R.O.D.C. and Section 4, Chesney Glen of record in Plat Book 9700, Page 844, R.O.D.C. the next two (2) calls:
Thence, S 05°02'58" W, a distance of 558.14'to an iron rod (old);
Thence, S 04°24'55" W, a distance of 371.37' to an iron rod (old);

Thence, along the northerly line of plat entitled Farmingham Woods, Phase III of record in Plat Book 7900, Page 554, R.O.D.C. N 82°29'17" W, a distance of 601.81'to an iron rod (old);

Thence, along the northerly line of Albert Jones, etux of record in Deed Book 5285, Page 582, R.O.D.C. N 82°37'24" W, a distance of 1617.52' to an iron rod (new);

Thence, along the easterly margin of said Tulip Grove Road the next three (3) calls:
Thence, with a curve to the right with an arc length of 95.11', with a radius of 1038.06', with a chord bearing of N 24°30'57" E, with a chord length of 95.08' to an iron rod (new);
Thence, N 26°26'45" E, a distance of 262.44' to an iron rod (new);
Thence, with a curve to the left with an arc length of 214.30', with a radius of 1019.03', with a chord bearing of N 22°24'54" E, with a chord length of 213.90' to the Point of Beginning,

Containing an area of 1,683,910 Square Feet or 38.66 Acres, more or less.

The above legal description was prepared based on that certain ALTA/NSPS Land Title Survey by J. Alan Cummings (TN RLS # 2351) of Crawford & Cummings, P.C., whose address is 8161 Hwy 100, Suite 163, Nashville, TN 37221, being dated February 8, 2022, last revised May 23, 2022 and designated Job No. 22-009.

Being the same property conveyed to Robert H. Williamson and Claudine D. Williamson, husband and wife, by deed of record in Instrument No. 20130410-0035321, Register's Office for Davidson County, Tennessee.

The same Robert H. Williamson has since died, and upon his death, title in and to the subject property vested solely in Claudine D. Williamson and the sole surviving tenant by the entirety.

Tennessee Certification of Electronic Document

I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/5/22 (date of document).

Affiant Signature

8/5/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

